

Landscape Referral Response

Application Number:	DA2019/0892
Date:	02/10/2019
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 747319 , 174 Powderworks Road ELANORA HEIGHTS NSW 2101

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

In view of the prominence of the site in the local centre, it is recommended that the perimeter landscape treatment be upgraded to provide a suitable landscape setting to the renovated site as part of the proposed works.

Recommended conditions have been included requiring the provision of a landscape plan prior to CC to provide planting in the eastern and northern soft landscape areas of the site, currently turfed.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Landscape Plan

a) Landscape Plan(s) are to be prepared by a suitably qualified landscape architect or landscape designer, to provide tree shrub and ground-cover planting in the soft landscape areas along the northern and eastern boundaries of the site. The Plans are to include a suitable maintenance regime to ensure establishment and maintenance of the new landscaping.

b) The existing turf is to be removed, and the landscape areas are to be prepared with a suitable free draining soil mix as required, mulched and planted including native shrubs and ground-covers at a

minimum spacing of 1 per m2.

c) Landscape Plans are to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate.

Reason: To ensure compliance with the requirement to retain and protect landscape amenity and character.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape completion certification

a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape maintenance

i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.

ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.